



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
The Landmark on 67th North of the northwest corner of 67th and Olive Avenues	SP16-0029 Site Plan or Amendment	New development proposal comprising 56 apartment units with open space amenities on 4.55 acres, north of the northwest corner of 67th Avenue and W. Olive Avenue.	In Review 11/29/2017	Staff to complete review of 3rd submittal.
Olive Crossroads Southwest corner of 83rd Ave & Olive Ave	SP16-0036 Site Plan or Amendment	Commercial shopping center with a grocery anchor on approximately 22 acres.	Out to Applicant 05/18/2017	Awaiting resubmittal by the applicant.
Scooters Coffee Site Plan 8525 NW. Grand Avenue, north of the NWC of 85th and Grand Avenues.	SP17-06 Site Plan or Amendment	Construction of a 500 square foot kiosk building, located north of the north west corner of 85th Avenue and Grand Ave, in the Intermediate Commercial (C-2) Zone.	Out to Applicant 03/08/2017	Comments out to applicant 3/8/17. Applicant must resubmit corrected plans.
Point 81 11430 N 81ST AV	SP17-09 Site Plan or Amendment	Thirteen unit one-story multi-family project located at 11430 N 81st Ave.	Approved 09/05/2017	Approved. Proceed to civil/building permits.
Remijo 7372 W DESERT COVE AV	V16-0003 Variance	Request for variance from the side setback within the R1-6 zoning district.	In Review 12/05/2016	Awaiting resubmittal by the applicant.
<u>F&R Luxury Townhomes</u>	Z06-06A.1 Rezoning	PAD Amendment to the development standards for the commercial and townhome portions of the development.	In Review 11/29/2017	In review.
Bulwark Exterminating 10401 N 91ST AV	Z17-08 Rezoning	Rezoned from C-2/ R1-7 to C-1.	Withdrawn 10/30/2017	Application has been withdrawn.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Fabio On Fire 8275 W LAKE PLEASANT PW UNIT 101	CU17-14 Conditional Use	Outdoor dining patio for Fabio On Fire restaurant.	Approved 11/16/2017	Approved 11/16. Awaiting appeal timeframe.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Toll Brothers at Blackstone B9 - Lot 63</u> 31225 N 118TH AV	AR17-04 Administrative Relief	A request for Administrative Relief on the front setback requirement.	In Review 11/21/2017	In review.
Avanti Senior Living 26875 N PLEASANT VALLEY DR	CU17-10 Conditional Use	Conditional use Permit for a senior living facility for Avanti Senior Living to be located at 26650 N Lake Pleasant Parkway.	Approved 09/14/2017	Approved 9/7.
Native Grill and Wings 25279 N LAKE PLEASANT PW	CU17-13 Conditional Use	A Conditional Use Permit for a Native Grill and Wings Restaurant located within Lake Pleasant Crossings, north of the northeast corner of Lake Pleasant Parkway and Happy Valley Road for outdoor dining.	Approved 11/16/2017	CUP for outdoor dining approved 11/16/2017. Appeal window ends 12/08/2017.
Southwest Corner of 83rd Avenue and Happy Valley Road	GPA17-03 General Plan Amendment	A General Plan Amendment from Park/Open Space, Estate Density Residential, and Low Density Residential to Office for 4.781 acres at the southwest corner of 83rd Avenue and Happy Valley Road.	In Review 10/03/2017	Case is scheduled for 12/7 Planning and Zoning Commission meeting.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Sonoran Place The southwest corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	P17-01 Preliminary Plat	Proposed subdivision of 39.64 acres into 135 single-family lots.	Approved 09/06/2017	Approved 7/5/17. Applicant may proceed to final plat submittal.
Trilogy West Phase 4 - C48 West of the Vistancia Boulevard and Upcountry Way intersection	P17-05 Preliminary Plat	Trilogy West Phase 4 - C48 (181 lots on 42 acres).	Out to Applicant 11/09/2017	Awaiting resubmittal.
Trilogy West Phase 4 - C49 West of the Vistancia Boulevard and Upcountry Way intersection	P17-06 Preliminary Plat	Trilogy West Phase 4 - C49 (60 lots on 36 acres).	Out to Applicant 11/09/2017	Awaiting resubmittal.
99th & Jomax North of the northeast corner of 99th Avenue & Hedge Hog Place.	P17-07 Preliminary Plat	Request for Preliminary Plat approval to divide 2.60 acres into six (6) single-family lots, located north of the northwest corner of 99th Ave and Hedge Hog Place. (north of Jomax Rd)	Out to Applicant 11/27/2017	Applicant to address redline comments from 2nd review.
Granite Hills South of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway	P17-08 Preliminary Plat	A preliminary plat application for 137 homes on 39.92 acres south of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	Out to Applicant 09/14/2017	1st review comments sent to landowner. Owner to address comments and resubmit.
Lake Pleasant Heights Mystic Pre-Plat Southeast corner of 127th Avenue and Westland Road	P17-09 Preliminary Plat	Mystic at Lake Pleasant Heights - 423 lots on 160 acres, located at the southeast corner of 127th Avenue and Westland Road.	In Review 11/07/2017	2nd review under way. Applicant will be sent 2nd review comments upon completion.
Blackstone at Vistancia Parcel B11 S/O Blackstone Drive, E/O Blackstone Country Club	P17-13 Preliminary Plat	Preliminary Plat for Blackstone at Vistancia Parcel B11, comprising 27 lots on 11 acres.	Out to Applicant 11/21/2017	Applicant to address redline comments from the 1st review.
Terrazza at 67th South of the SWC of 67th Ave & Happy Valley Road	SP16-0038A.1 Site Plan or Amendment	Site Plan amendment to the Terrazza at 67th Site Plan, to modify the building and parking layout for Lot 2, located south of the SWC of 67th Ave & Happy Valley Road.	In Review 10/30/2017	Staff to complete review of 1st submittal.
83 Marketplace 24993 N 83RD AV	SP17-15 Site Plan or Amendment	Site Plan for Phase 1 of 83 Marketplace for retail and restaurant and shops buildings.	Approved 09/14/2017	Approved 8/31.
Avanti Senior Living 26875 N PLEASANT VALLEY DR	SP17-18 Site Plan or Amendment	Construction of a 80,000 square foot senior living facility to be located at the NWC of Lake Pleasant Parkway and Jomax Rd.	Approved 10/09/2017	Approved 9/20.
Parkway Animal Clinic Northeast corner of Lake Pleasant Pw and Happy Valley Pw	SP17-21 Site Plan or Amendment	Site plan for a 7,504 square foot building with 3 suites.	Approved 11/15/2017	Site Plan approved. Proceed with building permits.
Denaro Plaza Southwest corner of 67th Ave and Happy Valley Rd	SP17-24 Site Plan or Amendment	Site Plan for a new 10,795 sf single story commercial building, to include five retail suites and two restaurant suites.	Out to Applicant 09/27/2017	1st review comments sent 9/27. Applicant will need to address comments and resubmit.
Native Grill and Wings 25279 N LAKE PLEASANT PW	SP17-28 Site Plan or Amendment	Request for Site Plan approval for a Native Grill and Wings Restaurant located within Lake Pleasant Crossings, north of the northeast corner of Lake Pleasant Parkway and Happy Valley Road.	Decision Issued 11/24/2017	Site Plan approved 11/20/2017. Appeal window ends 12/08/2017.
Lake Pleasant Heights Minor PCD Amendment Southeast corner of 126th Ave and Westland Rd	Z03-05A.2 Rezoning	Amendment to Lake Pleasant Heights PCD (minor) regarding refinement of land uses in Development Unit A, and the alignment of Westland Road.	Approved 10/26/2017	Approved 10/26.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Terrazza Center PAD Amendment - A.1 Terrazza Center - SWC 67th & Happy Valley	Z15-0011A.1 Rezoning	Amendment to existing PAD zoning document to allow for drive-through lanes for Terrazza Lot 3 & 10, and outdoor dining patios (two for the retail facing 67th Ave and one for lot 10) facing Happy Valley Road.	Approved 09/11/2017	Minor amendment approved. Applicant may resume with obtaining permits.
Cowtown 10402 W CAREFREE HW	Z16-0013 Rezoning	Rezoning of 80 acres from SU to PAD located west of the NWC of Old Carefree Highway and Lake Pleasant Parkway.	PZ Hearing Scheduled 11/27/2017	Case continued to the 1/4/2018 P&Z Commission hearing.
Sonoran Place The southwest corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	Z17-02 Rezoning	Rezone from SR-43 to PAD to allow the development of 122 single-family homes.	Approved 09/05/2017	Approved by City Council on 9/5.
99th Avenue Estates North of the northeast corner of 99th Avenue and Hedge Hog Place.	Z17-11 Rezoning	Rezoning of 2.25 acres from Agriculture (AG) to Single Family Residential (R1-10), located North of the NEC of 99th Avenue and Hedge Hog Place.	In Review 10/24/2017	Applicant has scheduled a Neighborhood Meeting for 12/06/2017.
Granite Hills South of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway	Z17-12 Rezoning	A rezoning application from Suburban Ranch 43 (SR-43) to Granite Hills Planned Area Development (PAD) located south of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	Out to Applicant 09/14/2017	1st review comments sent to landowner. Owner to address comments and resubmit.
Metzger Residence Rezone 7423 W ROWEL RD	Z17-19 Rezoning	Rezone of approximately 1 acre from SR-43 to R1-35.	PZ Hearing Scheduled 10/26/2017	Case is scheduled for 12/12 City Council meeting.
Southwest Corner of 83rd Avenue and Happy Valley Road	Z17-21 Rezoning	A Rezoning request from Suburban Ranch 43 (SR-43) to Office (O-1) for 4.781 acres at the southwest corner of 83rd Avenue and Happy Valley Road.	In Review 10/04/2017	Case is scheduled for 12/7 Planning and Zoning Commission meeting.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Starbucks 8160 W THUNDERBIRD RD	CU17-12 Conditional Use	Conditional use Permit for a drive through for Starbucks located at 8160 W. Thunderbird Road.	Approved 10/19/2017	Approved. Proceed with Site Plan approval.
Top Rocker Tattoo 12370 N 83RD AV UNIT 102	CU17-15 Conditional Use	A Conditional Use Permit request for a tattoo shop.	PZ Hearing Scheduled 10/31/2017	Case is scheduled for the 12/7 Planning and Zoning Commission meeting.
Ambassador Fine Cigars 7545 W BELL RD UNIT 101	CU17-16 Conditional Use	Conditional Use Permit for a Series 7 Liquor License within a proposed cigar shop.	In Review 10/24/2017	Awaiting 1/4/17 Planning and Zoning Commission Hearing.
<u>Express Car Wash</u> East of the northeast corner of 83rd Avenue and Thunderbird Road	CU17-17 Conditional Use	Request for a Conditional Use Permit (CUP) to operate a new car wash facility, comprising a total of 3,800 sq. feet, located east of the northeast corner of 83rd Ave and Thunderbird Road, in the Arrowhead Mixed Use Center PAD Zone.	In Review 11/29/2017	Staff to complete review of the 1st submittal.
Bella Brisa North of the NEC of Greenway Rd & 75th Ave	GPA17-02 General Plan Amendment	Minor General Plan Amendment to adjust the Future Land Use Map from Low Density Residential (LDR) to Medium Density Residential (MDR) for 5.35 acres located at the northeast and southeast corners of the 75th Ave and Running Horse Ln.	Out to Applicant 10/26/2017	Awaiting resubmittal.
Dutch Bros Coffee 8387 W THUNDERBIRD RD	SP12-0005A.2 Site Plan or Amendment	Amendment to existing approved site plan to extend landscape medians and islands to improve traffic flow.	Decision Issued 07/03/2017	Applicant may submit for any required building and civil permits.
Valley Landscaping 9234 W CACTUS RD	SP17-17 Site Plan or Amendment	Site Plan for an outdoor storage yard for a landscaping company at 9234 W. Cactus Rd.	Approved 10/26/2017	Approved. Proceed to final landscape plan submittal.

New cases are bold, italics, and underlined.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Starbucks 8160 W THUNDERBIRD RD	SP17-20 Site Plan or Amendment	Construction of a 2,300 square foot Starbucks located at 8160 W. Thunderbird Road.	In Review 11/14/2017	In review.
Redeemed Church of God 8140 W COUNTRY GABLES DR	SP17-23 Site Plan or Amendment	Site Plan for an existing church located at 8140 W. Country Gables Dr.	Out to Applicant 09/20/2017	1st review comments sent 9/20. Applicant will need to address 1st review comments and resubmit.
<u>Express Car Wash</u> East of the northeast corner of 83rd Avenue and Thunderbird Road	SP17-31 Site Plan or Amendment	A request to construct a new car wash facility, comprising a total of 3,800 sq. feet, located east of the northeast corner of 83rd Ave and Thunderbird Road.	In Review 11/29/2017	Staff to complete review of the 1st submittal.
<u>Arrowhead Mixed Use Center</u>	Z02-31A.5 Rezoning	A minor amendment to the Arrowhead Mixed Use Center PAD to allow a reduction in the landscaping buffer requirement between the commercial parcels and future apartments to the north.	In Review 11/29/2017	In review.
Bella Brisa North of the NEC of Greenway Rd & 75th Ave	Z17-20 Rezoning	Rezoning of 5.35 acres from Central Commercial (C-3) to Planned Area Development (PAD) located at the northeast and southeast corners of the 75th Ave and Running Horse Ln.	Out to Applicant 10/26/2017	Awaiting resubmittal.
Twin Palms/Villagio Estates Stip Modification East side of Lot #5, where 82nd Lane and Bloomfield Road merge, north of the northeast corner of 83rd Ave & Cactus Rd.	Z98-18A.1 Rezoning	Request to remove a condition of approval from the 83rd Ave & Cactus Rd Rezoning case (Z98-18/Twin Palms Subdivision), and removal of an existing pathway that is associated with that condition.	Withdrawn 10/24/2017	The applicant has withdrawn their request. Staff to work with HOA to address any concerns.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
Plant Nursery at Peoria Avenue Approximately 9200 W. Peoria Avenue	CU16-0034 Conditional Use	Request for Conditional Use Permit (CUP) approval to construct improvements and operate a plant nursery, located at approximately 9200 W. Peoria Avenue, in the Intermediate Commercial (C-2) zone.	Out to Applicant 02/07/2017	Comments out to applicant on 2/7/17. Applicant must resubmit corrected plans.
99th & Olive 9750 W OLIVE AV	P17-12 Preliminary Plat	Preliminary Plat for 39 homes on approx. 12 acres (Garrett Walker) at the NEC 99th Avenue & Olive Avenue.	In Review 11/15/2017	In review.
Plaza Del Rio II 13560 N 94TH DR	SP16-0040A.1 Site Plan or Amendment	Site Plan amendment to add parking and modifications to windows and pillars located at 13560 N 94th Dr.	Approved 09/05/2017	Approved 8/15.
Bloom Medical Marijuana Dispensary 8970 N 91ST AV	Sp17-02A.1 Site Plan or Amendment	Site Plan Amendment- Grading/drainage and landscaping re-configuration for approved medical marijuana dispensary development.	Approved 09/13/2017	Approved. Proceed to civil/building permits.
ASLM Retail Plant Nursery 9200 W. Peoria Avenue	SP17-03 Site Plan or Amendment	Request to construct new site improvements for a proposed plant nursery, located at approximately 9200 W. Peoria Avenue, in the Intermediate Commercial (C-2) Zone.	Out to Applicant 02/07/2017	Comments out to applicant on 2/7/17. Applicant must resubmit corrected plans.
Francis & Sons Car Wash West of the southwest corner of 95th Avenue and Olive Avenue.	SP17-14 Site Plan or Amendment	Site Plan request for a carwash located west of the southwest corner of 95th Avenue and Olive Avenue.	In Review 11/29/2017	2nd review comments sent 10/5. Applicant will need to address comments and resubmit.
Autism Academy 9541 W OLIVE AV	SP17-22 Site Plan or Amendment	Request for Site Plan approval to construct a specialized private school for autism students, comprising 2.60 acres, located west of the southwest corner of 95th & Olive Avenues.	Out to Applicant 09/12/2017	Applicant to address comments from the 1st review.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
99th & Olive 9750 W OLIVE AV	Z17-18 Rezoning	Rezoning of approx. 12 acres from AG to PAD residential.	In Review 11/15/2017	Awaiting resubmittal.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Hidden Paradise Estates (AKA) Rock Springs Estates northwest corner of Williams Rd & 75th Ave	P13-0016 Preliminary Plat	175 single family residential lots.	In Review 11/28/2017	In review.
Dollar Self Storage North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.	SP16-0017 Site Plan or Amendment	Request to construct a mini storage facility, comprising 932 units on 4.36 acres, located north of the northwest corner of Pinnacle Peak Road & Lake Pleasant Parkway.	Approved 11/10/2017	Appeal window closed. Applicant may submit for permit review.
<u>Marriott TownePlace/Fairfield</u> SWC 75th Avenue and Paradise Lane	SP17-30 Site Plan or Amendment	A proposed Marriott TownePlace and Marriott Fairfield Inn hotel development near P83.	Out to Applicant 11/29/2017	Awaiting resubmittal by the applicant.
<u>Marriott TownePlace/Fairfield</u> SWC 75th Avenue and Paradise Lane	Z06-15A.1 Rezoning	A Major PAD Amendment to include hotel into the list of permitted uses and alterations to required number of parking spaces.	Out to Applicant 11/27/2017	Awaiting resubmittal by the applicant.
The Meadows Development Standards NWC of 98th Ave. and Speckled Gecko Riverwalk	Z07-10A.5 Rezoning	Minor Planned Community District amendment to update a footnote on the Development Standards table.	Approved 09/05/2017	Approved 9/6.
7680 W EXPEDITION WY	Z12-0001A.1 Rezoning	Planned Area Development amendment to modify the development standards of the project.	Approved 11/16/2017	Minor PAD amendment approved. Proceed to final plat.
Hidden Paradise Estates (AKA) Rock Springs Estates Northwest corner of 75th Avenue and Williams Road.	Z13-0008 Rezoning	From R1-35 to PAD for 77.68 acres.	Approved 09/19/2017	Approved by City Council 9/19/17.
P83 - Pylon Signs 15802 N 83RD AV	Z95-22A.12 Rezoning	An amendment to the Peoria 57 Acre (Arrowhead Fountains Center) Planned Area Development to modify the existing freeway sign standards.	Approved 09/26/2017	Approved. Applicant can proceed with building/civil plans.

CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
71st & Thunderbird 13848 N 71ST AV	P17-03 Preliminary Plat	NWC 71st Ave & Thunderbird Rd.	Out to Applicant 11/16/2017	Awaiting resubmittal.
Bella Brisa 75th Avenue and Running Horse Ln	P17-14 Preliminary Plat	Preliminary plat for 33 lots on 6.6 acres at east side of 75th Avenue and north and south of Running Horse.	Out to Applicant 11/18/2017	Awaiting resubmittal.
Cross of Glory Initial Zoning 10111 W JOMAX RD	Z17-22 Rezoning	Initial zoning of 7.52 acres from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43).	CC Hearing Scheduled 11/27/2017	Case is scheduled for 12/12 City Council meeting.